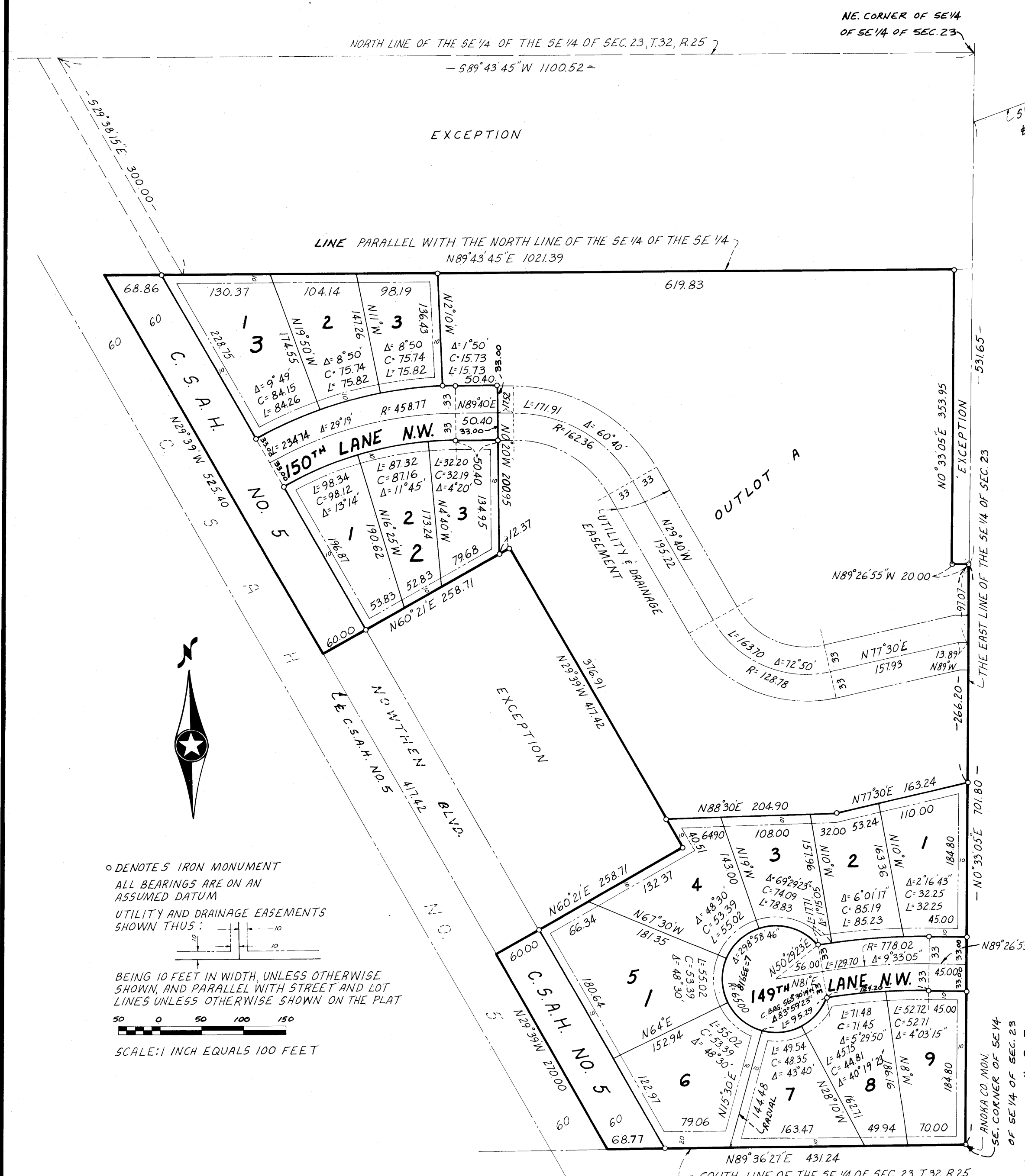


PONDVALE ESTATES

CITY OF RAMSEY, COUNTY OF ANOKA



○ DENOTES IRON MONUMENT
 ALL BEARINGS ARE ON AN ASSUMED DATUM
 UTILITY AND DRAINAGE EASEMENTS SHOWN THUS:
 BEING 10 FEET IN WIDTH, UNLESS OTHERWISE SHOWN, AND PARALLEL WITH STREET AND LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT
 SCALE: 1 INCH EQUALS 100 FEET

SWENSON LAND SURVEYING
 827 Norwood Street • P.O. Box 56
 Anoka, Minnesota 55303

KNOW ALL MEN BY THESE PRESENTS: That Harold A. Christensen, a single man, fee owner, and Leisure Wood Ponds Development Company, a Minnesota partnership, contract purchaser, of the following described property situated in the State of Minnesota, County of Anoka to wit:
 All that part of the Southeast Quarter of the Southeast Quarter, Section 23, Township 32, Range 25 lying easterly of County State Aid Highway No. 5, except that part thereof described as follows:
 Commencing at the southeast corner of the Southeast Quarter of the Southeast Quarter; thence South 89 degrees 36 minutes 27 seconds West, assumed bearing, along the south line of said Southeast Quarter 431.24 feet to the centerline of County State Aid Highway No. 5; thence North 29 degrees 39 minutes West along the centerline of County State Aid Highway No. 5, a distance of 270.00 feet to the actual point of beginning of the exception to be hereby described; thence continue North 29 degrees 39 minutes West 417.42 feet; thence North 60 degrees 21 minutes East 258.71 feet; thence South 29 degrees 39 minutes East 417.42 feet; thence South 60 degrees 21 minutes West 258.71 feet to the point of beginning. Also excepting therefrom all that part of said Southeast Quarter of the Southeast Quarter lying north of the following described line:
 Commencing at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 43 minutes 45 seconds West, assumed bearing, along the north line of said Southeast Quarter of the Southeast Quarter 1100.52 feet; thence South 29 degrees 38 minutes 15 seconds East 300.00 feet; thence South 89 degrees 43 minutes 45 seconds West parallel with said north line of the Southeast Quarter of the Southeast Quarter to the centerline of said County State Aid Highway No. 5, said point being the beginning of the line to be described; thence North 89 degrees 43 minutes 45 seconds East, parallel with said north line to the east line of said Southeast Quarter of the Southeast Quarter, also excepting therefrom all that part of the east 20.00 feet of said Southeast Quarter of the Southeast Quarter lying north of a line described as follows:
 Commencing at the point of intersection of said east line of the Southeast Quarter of the Southeast Quarter with the centerline of 152nd Avenue Northwest according to the recorded plat of GORHAM'S ADDITION extended westerly to said east line of the Southeast Quarter of the Southeast Quarter; thence South 0 degrees 33 minutes 05 seconds West, assumed bearing, along said east line 531.65 feet to the actual point of beginning of the line to be hereby described; thence North 89 degrees 26 minutes 55 seconds West 20.00 feet. Also excepting therefrom all that part of the Southeast Quarter of the Southeast Quarter described as follows:
 Beginning at the southeast corner of said Southeast Quarter; thence North 0 degrees 33 minutes 05 seconds East, assumed bearing, along the east line of said Southeast Quarter a distance of 184.80 feet; thence North 89 degrees 26 minutes 55 seconds West 45.00 feet; thence southwesterly 124.20 feet on a tangential curve, concave to the south, having a central angle of 9 degrees 33 minutes 05 seconds and a radius of 745.02 feet; thence southwesterly 95.29 feet along a non-tangential curve, concave to the northwest, having a central angle of 83 degrees 59 minutes 23 seconds and a radius of 65.00 feet; the chord of said curve bears South 63 degrees 30 minutes 19 seconds West; thence southwesterly and radial with said curve to the south line of said Southeast Quarter; thence easterly along said south line to the point of beginning.
 And that Benjamin J. Deemer doing business as B. J. House Doctor and Elinor K. Deemer his wife, fee owners, and First National Bank in Anoka a United States of America Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka to wit:
 That part of the Southeast Quarter of the Southeast Quarter, Section 23, Township 32, Range 25 described as follows: Beginning at the southeast corner of said Southeast Quarter; thence North 0 degrees 33 minutes 05 seconds East, assumed bearing, along the east line of said Southeast Quarter a distance of 184.80 feet; thence North 89 degrees 26 minutes 55 seconds West 45.00 feet; thence southwesterly 124.20 feet on a tangential curve, concave to the south, having a central angle of 9 degrees 33 minutes 05 seconds and a radius of 745.02 feet; thence southwesterly 95.29 feet along a non-tangential curve, concave to the northwest, having a central angle of 83 degrees 59 minutes 23 seconds and a radius of 65.00 feet; the chord of said curve bears South 63 degrees 30 minutes 19 seconds West; thence southwesterly and radial with said curve to the south line of said Southeast Quarter; thence easterly along said south line to the point of beginning.
 Have caused the same to be surveyed and platted as PONDVALE ESTATES and do hereby donate and dedicate to the public for public use forever the County Highway, Lanes, utility and drainage easements as shown on the plat. Also dedicate to the County of Anoka the right of access to County State Aid Highway No. 5 from Lots 5 and 6, Block 1, Lot 1, Block 2, and Lot 1, Block 3. In witness whereof said Harold A. Christensen has set his hand this 29 day of April, 1981, and said Leisure Wood Ponds Development Co. have set their hands this 29 day of April, 1981, and said Benjamin J. Deemer doing business as B. J. House Doctor and Elinor K. Deemer have set their hands this 29 day of April, 1981, and said First National Bank in Anoka have set their hands and corporate seal this 29 day of April, 1981.

Harold A. Christensen
 Harold A. Christensen
 Leisure Wood Ponds Development Company, Partnership
 B. J. Deemer, Partner
 Benjamin J. Deemer, D.B.A. B.J. House Doctor
 Benjamin J. Deemer doing business as B. J. House Doctor
 Arvin E. Lenz, Senior Vice President
 Marvin C. Kytönen, Partner
 Elinor K. Deemer
 Elinor K. Deemer
 Barbara Ogaard, Assistant Secretary

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
 May 4th 1981
 Charles R. Lelander
 Auditor, Anoka County
 BY *J.R. Kemmali*
 Deputy

STATE OF MINNESOTA, COUNTY OF Anoka
 The foregoing instrument was acknowledged before me this 29th day of April, 1981, by Harold A. Christensen, a single man.
 Notary Public, Anoka County, Minnesota. My commission expires 2-27-84
 STATE OF MINNESOTA, COUNTY OF Anoka
 The foregoing instrument was acknowledged before me this 29 day of April, 1981, by B. J. Deemer, partner; by Marvin C. Kytönen, partner, on behalf of Leisure Wood Ponds Development Company, A Partnership.
 Notary Public, Anoka County, Minnesota. My commission expires 4/21/83
 STATE OF MINNESOTA, COUNTY OF Anoka
 The foregoing instrument was acknowledged before me this 29 day of April, 1981, by Benjamin J. Deemer doing business as B. J. House Doctor and Elinor K. Deemer, his wife.
 Notary Public, Anoka County, Minnesota. My commission expires 4/21/83
 STATE OF MINNESOTA, COUNTY OF Anoka
 The foregoing instrument was acknowledged before me this 28 day of April, 1981, by Arvin E. Lenz its Senior Vice President and Barbara Ogaard its Assistant Secretary of First National Bank in Anoka a United States of America Corporation, on behalf of said corporation.
 Notary Public, Anoka County, Minnesota. My commission expires 4/21/83

I hereby certify that I have surveyed and platted the property described in this plat as PONDVALE ESTATES and that this plat is a correct representation of said survey; that all monuments have been correctly placed in the ground as shown on the plat; that all distances are correctly shown on the plat in feet and hundredths of a foot; that the outside boundary lines are correctly designated on the plat, and that there are no wet lands or public highways to be designated on the plat other than as shown thereon.
Ronald J. Swenson
 Ronald J. Swenson, Land Surveyor, Minnesota Registration No. 13297

STATE OF MINNESOTA, COUNTY OF ANOKA
 The surveyors certificate was acknowledged this 5th day of MARCH, 1981, by Ronald J. Swenson, Land Surveyor.
Larry D. Brown
 Notary Public, Anoka County, Minnesota. My commission expires SEPT. 25, 1981

This plat was approved and accepted by the city council of the City of Ramsey, Anoka County, Minnesota at a meeting held this 24 day of February, 1981.
 By *Shawn H. Johnson*, Mayor
 Attest: *Robert W. Anderson*, Clerk
 Robert W. Anderson, Anoka County Surveyor
 Checked and approved this 1st day of May, 1981.

